



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 17, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

41 May 17, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**CONSTRUCTION-RELATED CONTRACT
CERRITOS PARK GYMNASIUM RENOVATION AND EXPANSION PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT SCOPE AND PHASING
ADOPT YOUTH EMPLOYMENT PLAN
SPECS. 7337; CAPITAL PROJECT NO. 69758
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

Approval of the recommended actions will establish a capital project budget for the Cerritos Park Gymnasium Renovation and Expansion project and authorize the delivery of the first phase of the project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the recommended actions within the scope of the previous finding of exemption under the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish Capital Project No. 69758 for the Cerritos Park Gymnasium Renovation and Expansion project with the previously Board-approved total project budget of \$3,500,000 for all phases of the project.
3. Authorize the Director of Public Works or her designee to deliver Phase 1 of the project using a Board-approved Job Order Contract.

4. Delegate authority to the Director of Public Works or her designee to execute any easements, permits, and utility connection agreements necessary for the completion of the project provided costs that are related to these easements, permits, and agreements do not cause the project to exceed the approved project budget.
5. Adopt the Youth Employment Plan as required by the Los Angeles County Regional Park and Open Space District.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will establish the project and approve the project scope and phasing, authorize the Department of Public Works to complete the design of the improvements, and to deliver Phase 1 of the project using a Board-approved Public Works Job Order Contract. The design was carried out through a Board-approved, as-needed architectural/engineering design services agreement.

On May 19, 2015, the Board adopted a resolution authorizing the submission of grant applications to the Los Angeles County Regional Park and Open Space District for County specified and excess funds available to the Fourth Supervisorial District and approved an appropriation adjustment to fund various projects. Funding for Cerritos Regional County Park was included in that resolution. A CEQA finding relative to the project was made on the same date. Cerritos Regional County Park is located at 19700 South Bloomfield Avenue, Cerritos, California.

The project will be constructed in two phases. Phase 1 will include renovation of the interior spaces, including Americans with Disabilities Act compliant rest rooms, and to prepare space for the exhibition of County memorabilia and artifacts using a Board-approved Job Order Contract. Phase 2 will expand the lobby and community room by approximately 1,300 square feet and include an art classroom/studio, and will be constructed using a low bid construction contract. Public Works will return to the Board for Phase 2 of the project when design plans are completed to adopt plans, advertise project, and request delegated authority to award the low bid construction contract.

Approval of the enclosed Youth Employment Plan is required to comply with the requirements of the District's Youth Employment Policy. However, due to the technical requirements of the project and highly skilled laborers required to perform the proposed work, youth will not be employed for the proposed project.

Green Building/Sustainable Design Program

The project will support the Board's Green Building/Sustainable Design program by incorporating into the project design and construction Leadership in Energy and Environmental Design compliant features, where it is financially feasible or can be accommodated within budget constraints.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability, Community Support and Responsiveness, and Integrated Services Delivery. The project helps to achieve these goals by improving the gymnasium and community center and adding Americans with Disabilities Act compliant restrooms.

FISCAL IMPACT/FINANCING

The total preliminary project cost estimate is \$3,500,000, which includes plans and specifications, jurisdictional approvals, construction, change orders, consultant services, and County services. The project will be funded with Specified Excess Funds in the amount of \$1,590,567, supplemented with County Excess Funds in the amount of \$1,909,433.

There is sufficient funding in the Fiscal Year 2015-16 Capital Projects/Refurbishments Budget, under Capital Project No. 69758, to fully fund the project. The project is funded by a grant to the District for County Specified and Excess Funds available to the Fourth Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Proposition of 1996.

The estimated construction cost for Phase 1 of the project is \$2,280,000. It is anticipated that construction for Phase 1 will begin in July 2016 and the estimated completion is November 2016.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 26, 1997, the Board, acting as the governing body of the District, adopted a Youth Employment Policy for projects funded by Proposition A. The District's Youth Employment Policy requires that the governing body of the grantee adopts a Youth Employment Plan for each Proposition A funded project at a duly noticed public meeting. Approval of the Youth Employment Plan for the project will comply with the District's Youth Employment Plan. However, due to the technical installation requirements and high level skilled labor necessary to perform work, there are no tasks that youth can perform during construction of the proposed project. The Youth Employment Plan is enclosed.

Per the Board's Civic Art Policy revised on August 11, 2015, the proposed project cost included 1 percent of design and construction costs to be allocated to the Civic Art Fund. The Civic Art Fund allocated for this project will be used to partially fund the design, purchase, and installation of the public gallery space.

A standard Board-approved Job Order Contract will be used that contains terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to: the County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Contract Language to Assist in Placement of Displaced County Workers, and Notice to Employee Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The plans and specifications include the contractual provisions and material requirements necessary for the project and are on file with Public Works' Project Management Division II.

ENVIRONMENTAL DOCUMENTATION

The proposed project was previously found to be categorically exempt from California Environmental Quality Act by the Board on May 19, 2015.

CONTRACTING PROCESS

Design of Phase 1 of the project was carried out through Board-approved, as-needed architectural/engineering design services agreements. Construction of Phase 1 will be accomplished through a Board-approved Job Order Contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

We anticipate the temporary closure of the gymnasium during construction of both phases.

The Honorable Board of Supervisors
May 17, 2016
Page 5

CONCLUSION

Please return one adopted copy of this letter to the Department of Public Works,
Project Management Division II.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER
Director of Public Works

GF:ME:ec

Enclosure

c: Arts Commission
Auditor-Controller
Chief Executive Office (Capital Projects Division)
County Counsel
Executive Office
Department of Parks and Recreation
Department of Public Social Services (GAIN/GROW Program)

ENCLOSURE

CONSTRUCTION-RELATED CONTRACT CERRITOS PARK GYMNASIUM RENOVATION AND EXPANSION PROJECT ESTABLISH CAPITAL PROJECT APPROVE PROJECT SCOPE AND PHASING ADOPT YOUTH EMPLOYMENT PLAN

Background (Scope of Work)

The proposed project will consist of the renovation, modernization, and expansion of the Cerritos Gymnasium and Community Room.

Tasks that may be performed by At-Risk Youth

There are no tasks that youth can perform on the Cerritos Park Gymnasium Renovation and Expansion project due to the technical installation requirements and high level of skilled labor required to construct the project. All of the work will be performed by private contractors and none of the work is appropriate for the unskilled youth workers.

Estimated Cost of Youth Employment

Not applicable.

Method of Youth Employment

Not applicable.

Youth Employment Goal

The Youth Employment Goal established for the County of Los Angeles was \$15,739,507.43. The County has exceeded this goal.